WARRANTY DEED

R-VRES-12-213

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Crenshaw	Bank of America, N.A.	
213 Herbert Court	(NAME) 70 Batterson Park Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Farmington, CT 06032	171-08-0A-7.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLENE H. GIBSON, UNMARRIED AND KAREN MARINOV, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY S. CRENSHAW, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF COTTONPORT PLANTATION, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGES 529 AND 530, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLENE H. GIBSON AND KAREN MARINOV BY WARRANTY DEED FROM JOAN O. SPAULDING, MARRIED OF RECORD IN INSTRUMENT NO. 20030801-0109062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 25, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGES 529 AND 530; BOOK 7430, PAGE 784, AMENDED IN BOOK 7565, PAGE 57, BOOK 7824, PAGE 254, BOOK 7897, PAGE 576 AND BOOK 7897, PAGE 578; BOOK 7637, PAGE 925, AMENDED IN BOOK 8313, PAGE 932, AND THE BY-LAWS APPENDED THERETO IN BOOK 7637, PAGE 966, AMENDED IN BOOK 10775, PAGE 37; BOOK 7621, PAGE 600 AND AMENDED IN BOOK 7981, PAGE 971 AND BOOK 7350, PAGE 137, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 213 Herbert Court, Brentwood, Tennessee 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120069450 DEEDWARR
Recvd: 09/14/12 15:34 2 pgs
Fees:13.00 Taxes:906.50

20120914-0083802

Witness my/our hand(s) this 12th day of September, 2012.

Charlene H. Gibson by Karen Marinov as Attorney in Fact

Charlene H. Gibson by Karen Marinov,
Attorney in Fact

Karen Marinov

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 2012, before me personally appeared Karen Marinov, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 2012, before me personally appeared Karen Marinov to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charlene H. Gibson and who acknowledged he/she/they executed the same as the free act and deed of the said Karen Marinov.

Witness my hand and official seal, this the 12th day of September, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903